

City Council  
Atlanta, Georgia

**10-O-0336**

A SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

**Z-10-02**  
Date Filed: 2-9-10

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1017 Westview Drive, S.W.** be changed from RG-2 (Residential General-Sector 2) District to the MR-3-C (Multi-family Residential-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 116, 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

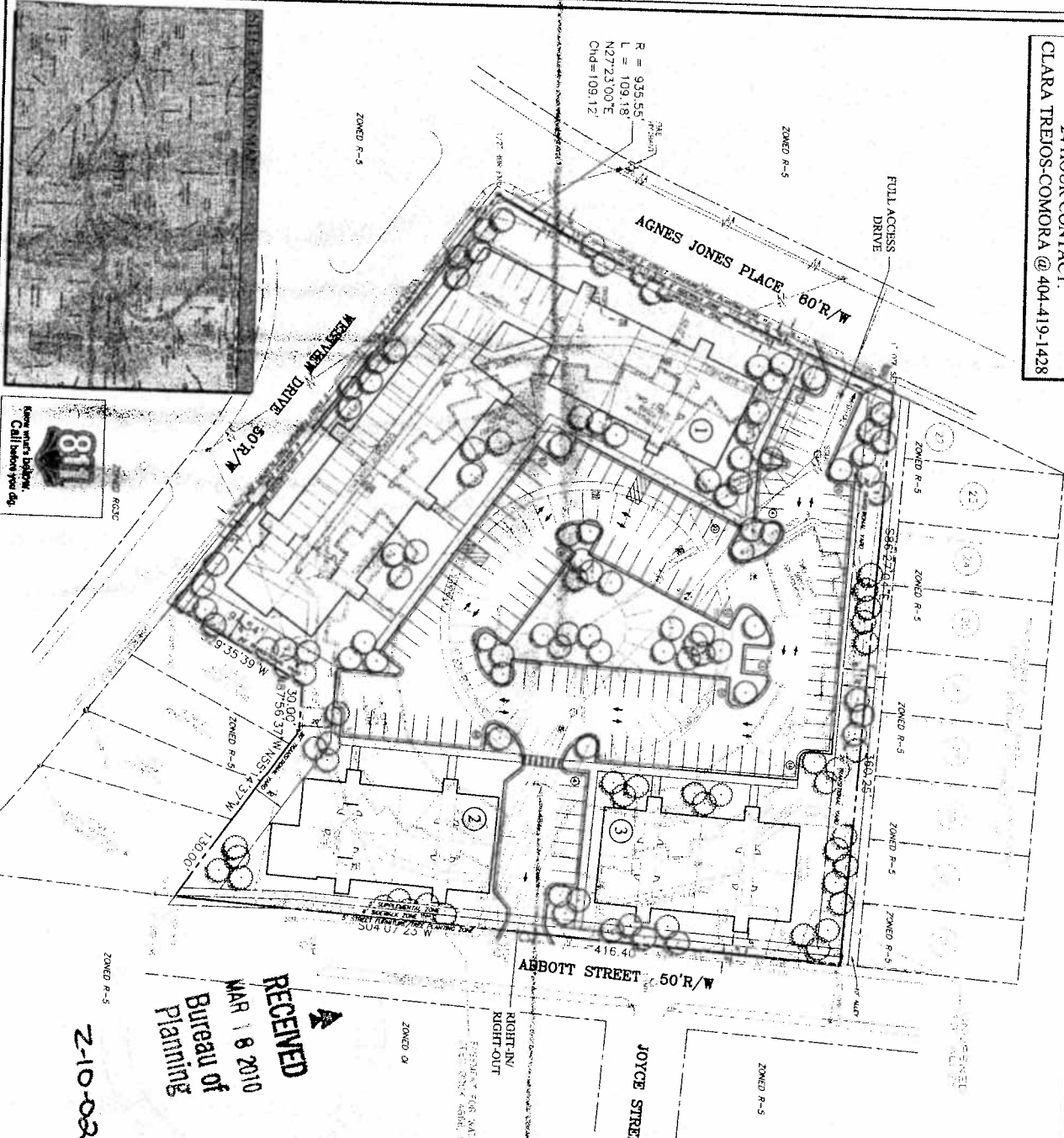
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**Conditions for Z-10-02 for 1017 Westview Drive, S.W.**

1. The subject property shall be developed according to the standards established for the MR-3 district. The conceptual site plan entitled "Columbia Plaza" prepared by Planners and Engineers Collaborative dated 3/15/2010 and stamped received by the Bureau of Planning March 18, 2010 shall be referenced for development of the site and is not intended to prohibit the application of the regulations of the MR-3 zoning district.

24 HOUR CONTACT:  
CLARA TREJOS-COMORA @ 404-419-1428



RECEIVED  
MAR 18 2010  
Bureau of  
Planning

2-10-03

[illegible][illegible]

**Columbia Plaza**  
A MASTER PLANNED MULTI-FAMILY DEVELOPMENT  
FOR  
**COLUMBIA RESIDENTIAL**  
1718 PEACHTREE STREET, NW  
SUITE 684, SOUTH TOWER  
ATLANTA, GEORGIA 30309  
(404) 499-1932

CITY OF ATLANTA  
FULTON COUNTY  
GEORGIA

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SHEET TITLE  
**REZONING  
 SITE PLAN**

SCALE: 1" = 30'  
 DATE: FEB. 17 2010  
 PROJECT: 10008-00

THIS SET IS ONLY VALID IF DRAWING CANNOT  
 BE OPENED WITH AN AEC SOFTWARE PACKAGE

3-15-10

1

4/11/10

City Council  
Atlanta, Georgia

10- 0 -0336

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-10-02  
Date Filed: 2-9-10

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1017 Westview Drive, S.W.** be changed from RG-2 (Residential General-Sector 2) District to the RG-3 (Residential General-Sector 3) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 116, 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

2-10-002

## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 116 of the 14 District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:  
Beginning at a  $\frac{1}{2}$  inch rebar at the intersection of the north right of way of Westview Drive, 50 foot right of way with the east right of way of Agnes Jones Place, 60 foot right of way; thence along a curve to the left, an arc distance of 109.18 feet, said curve having a radius of 935.55 feet and being subtended by a chord of 109.12 feet, at North 27 degrees 23 minutes 00 seconds East, to a point; thence North 24 degrees 02 minutes 24 seconds East, 166.52 feet to a 1 inch open top pipe; thence South 86 degrees 27 minutes 04 seconds East, 360.25 feet to a  $\frac{1}{2}$  inch rebar; thence South 04 degrees 07 minutes 23 seconds West, 416.40 feet to a 1 inch open top pipe; thence North 55 degrees 14 minutes 37 seconds West, 130.00 feet to a 1 inch open top pipe; thence North 87 degrees 56 minutes 37 seconds West, 30.00 feet to a 1 inch open top pipe; thence South 29 degrees 35 minutes 39 seconds West, 94.54 feet to a  $\frac{3}{4}$  inch open top pipe; thence North 53 degrees 28 minutes 22 seconds West, 328.75 feet to a  $\frac{1}{2}$  rebar; said point being the POINT OF BEGINNING.

RCS# 106  
3/01/10  
3:07 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE

10-O-0336, 10-O-0337, 10-O-0404, 10-O-0405

REFER ZRB/ZONE

YEAS: 12  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 2  
EXCUSED: 2  
ABSENT 0

Y Smith	NV Archibong	Y Moore	E Bond
E Hall	Y Wan	Y Martin	Y Watson
Y Young	Y Shook	Y Bottoms	Y Willis
Y Winslow	Y Adrean	Y Sheperd	NV Mitchell

MULTIPLE